

167.0

Map

0002

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,324,700 /

USE VALUE: 1,324,700 /

ASSESSED: 1,324,700 /

Total Card /

Total Parcel

1,324,700

1,324,700

1,324,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FLORENCE AVE, ARLINGTON

OWNERSHIP

Owner 1:	CARDONE ALISSA M &			
Owner 2:	CLEARY JEFFREY L			
Owner 3:				
Street 1:	35 FLORENCE AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	BERS MARINA U -		
Owner 2:	-		
Street 1:	35 FLORENCE AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1908, having primarily Clapboard Exterior and 3716 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10928		Sq. Ft.	Site		0	70.	0.68	8									523,485						523,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10928.000	795,200	6,000	523,500	1,324,700
Total Card	0.251	795,200	6,000	523,500	1,324,700
Total Parcel	0.251	795,200	6,000	523,500	1,324,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	356.49	/Parcel:	356.49

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	795,200	6000	10,928.	523,500	1,324,700		Year end	12/23/2021
2021	101	FV	772,400	6000	10,928.	523,500	1,301,900		Year End Roll	12/10/2020
2020	101	FV	730,800	4900	10,928.	523,500	1,259,200	1,259,200	Year End Roll	12/18/2019
2019	101	FV	523,200	4900	10,928.	523,500	1,051,600	1,051,600	Year End Roll	1/3/2019
2018	101	FV	538,100	4900	10,928.	463,700	1,006,700	1,006,700	Year End Roll	12/20/2017
2017	101	FV	538,100	4900	10,928.	388,900	931,900	931,900	Year End Roll	1/3/2017
2016	101	FV	514,500	4900	10,928.	388,900	908,300	908,300	Year End	1/4/2016
2015	101	FV	502,100	4900	10,928.	336,500	843,500	843,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERS MARINA U.	68004-443		9/13/2016	Convenience	1,100,000	No	No		
BERS JOSHUA/MAR	57867-4		11/15/2011	Family	269,552	No	No		
STUART ELLIS KE	32929-478		5/18/2001		719,000	No	No		
PETRASSO RICHA	22340-516		8/28/1992		335,000	No	No	Y	

TAX DISTRICT

Pat Acct.	
-----------	--

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2019	889	Addition	361,700	O				
11/9/2017	1500	Renovate	6,880	C				
4/27/2004	286	Redo Kit	47,000	C		G6	GR FY06	INT REMODEL
3/7/1996	67		10,000					ADD 2ND FLOOR BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
5/28/2020	Info At Door	PT	Paul T
5/28/2020	Measured	PT	Paul T
7/21/2018	TTL REFUSAL	HS	Hanne S
11/10/2008	Measured	336	PATRIOT
3/9/2005	Permit Visit	BR	B Rossignol
9/20/2001	MLS	MM	Mary M
4/19/2000	Inspected	276	PATRIOT
12/22/1999	Mailer Sent		

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

